

A person is holding a large sign that reads "IN COLLEGE AND HOMELESS NEED". The person's face is partially visible on the right side of the frame. The background is a dark, textured surface, possibly a wall or a large piece of paper. The overall tone is somber and focused on social issues.

# LIVING COMMUNITIES

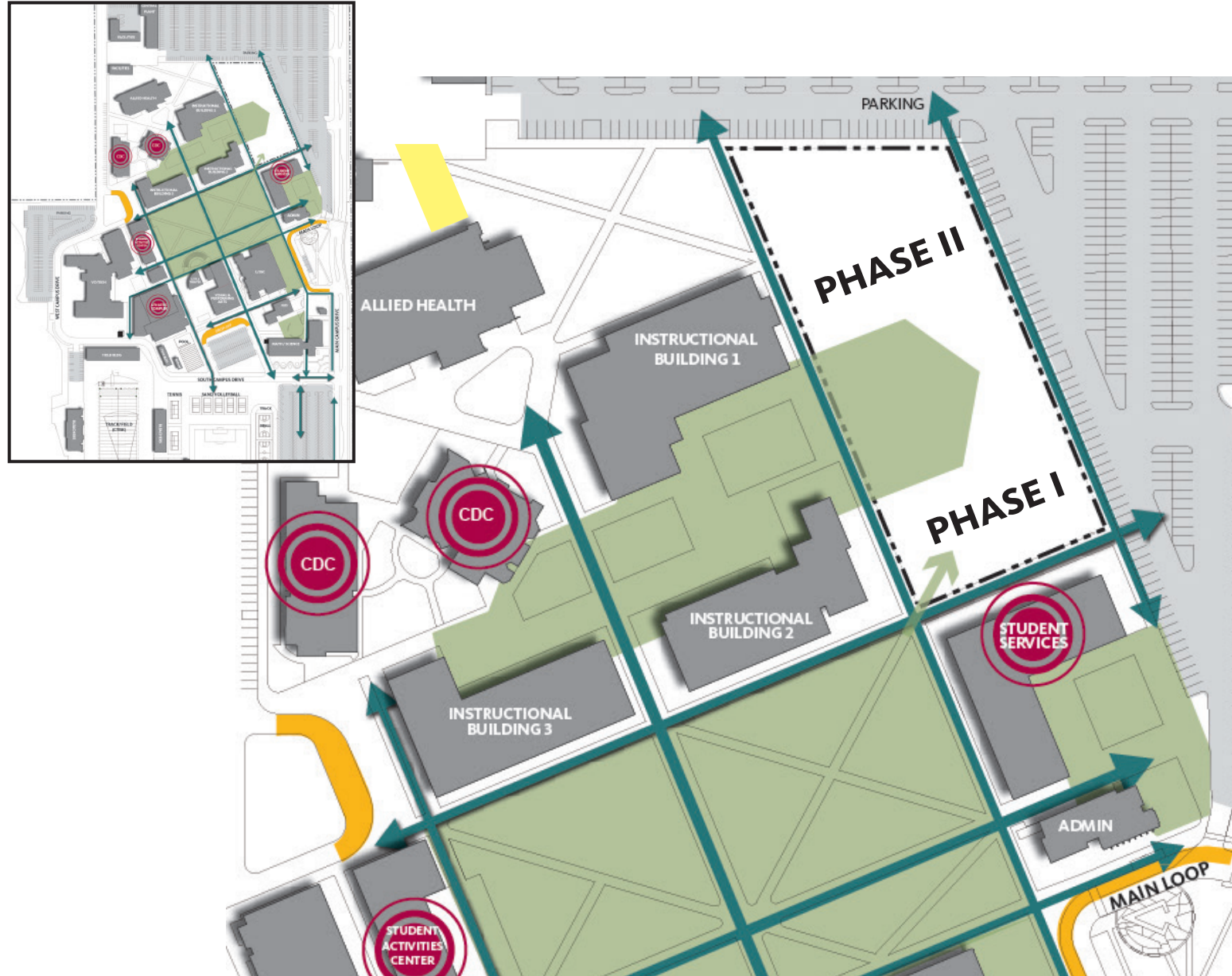
FOR STUDENTS IN NEED

LEGISLATIVE BRIEFING | February 23, 2021

**Gensler**

# Supportive Student Living

## PROJECT SITE



## PROJECT GOALS

- > Design prefabricated modules based on program developed with Compton College, the TSN and Jovenes.
- > Develop a kit-of-parts for statewide use with Compton College as a pilot project.
- > Phase I - 100 beds with future expansion to 540 total beds.
- > Develop a cost effective solution that includes rooms, support spaces, and circulation elements that stack to create a 2-4 story building

# The Process



## A PLAN FOR IMPLEMENTATION

Create a regulatory pathway and connect Compton College with a modular developer and operator



## DEVELOPING THE PROGRAM

Work with the Tartar Support Network to develop the program for sleeping room and support modules



## DESIGNING THE MODULE

Develop the module design based on the program while leveraging our knowledge with modular housing



# Modular Design

## OPPORTUNITIES



Reduce construction schedule by **40%**



Increased construction **quality** and **consistency**



**Quicker and quieter** for neighbors; **safer** for factory construction workers



**Less waste** and fewer transportation-related emissions

## CONSTRAINTS



Inexperienced **regulatory** environment  
3rd party inspectors, multiple AHJs



Structural **redundancies** between modules



**Transportation + logistics** challenges -  
uncertain module size limits + freight costs



**Proprietary** module design + assembly systems



# Modular Design

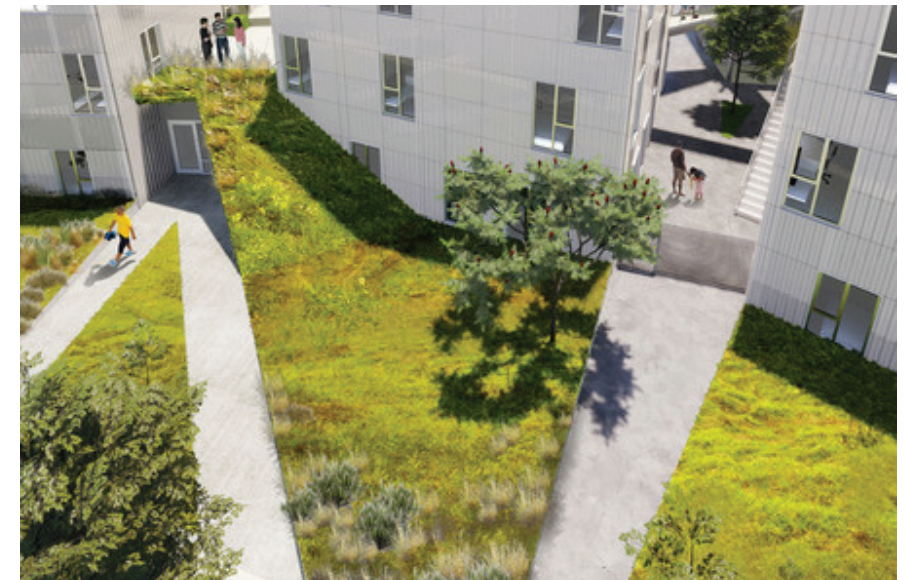
## PRECEDENTS



**CITIZEN M**



**AMBROSIA**



**CONFIANZA**

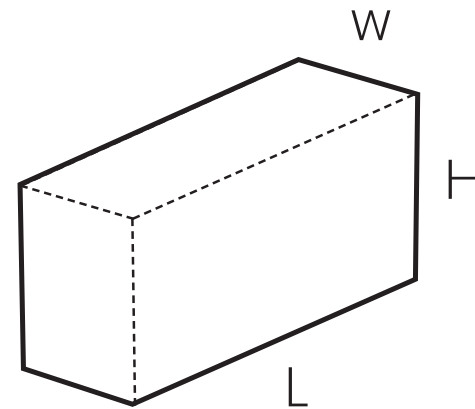


# Modular Strategy

## PRESERVING DESIGN OPTIONS



### MODULE SIZE



WIDTH = 8' MIN

>12' = PILOT CAR

>15' = CHP ESCORT

LENGTH = 30' MIN

45'-60' PREFERRED

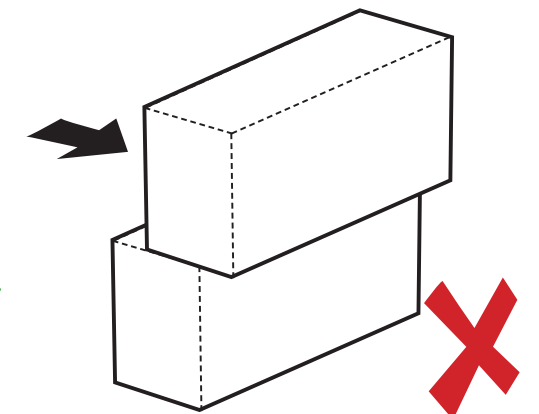
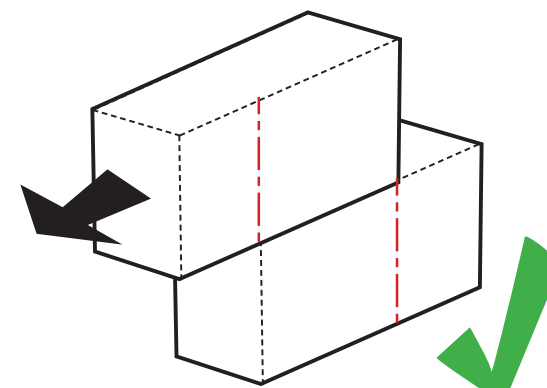
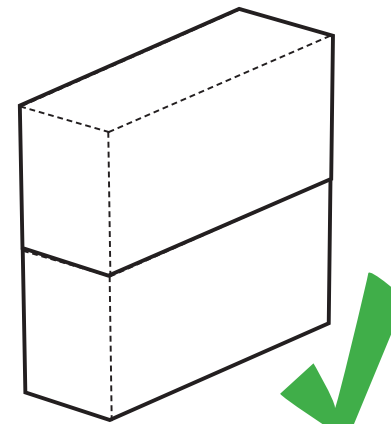
75' MAX

HEIGHT = 11' PREFERRED

13'-4' MAX



### STACKING



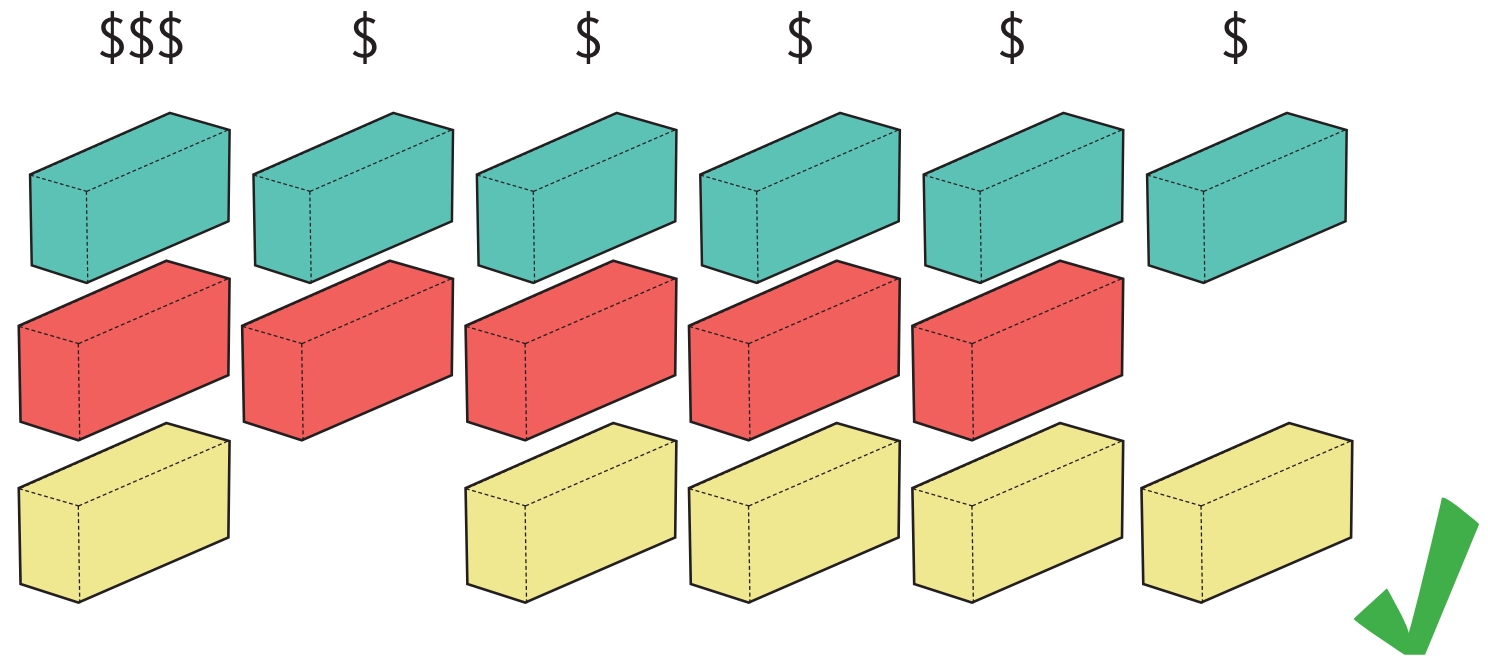
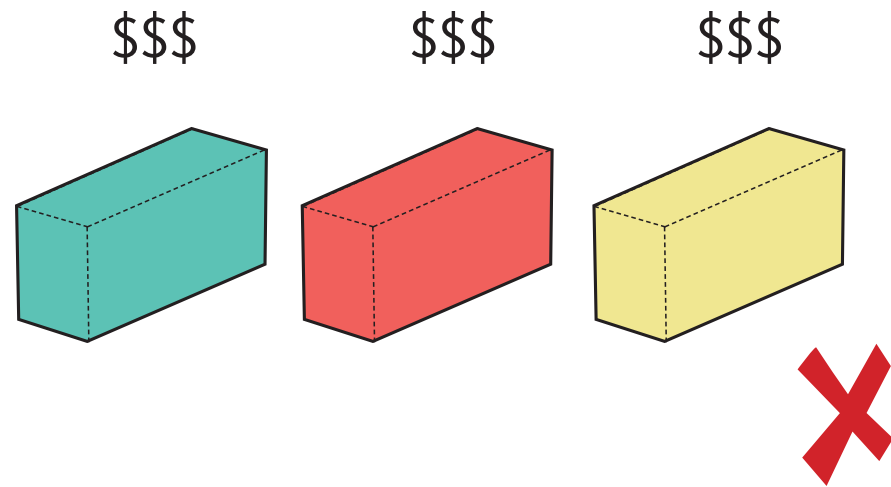


# Modular Strategy

PRESERVING DESIGN OPTIONS

**MORE VOLUME = BETTER VALUE**

---



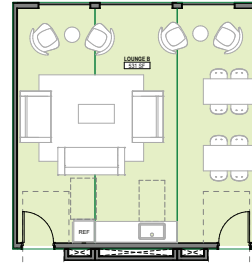
# Phase I Program

## A x 20

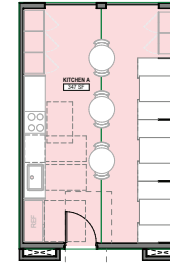
DOUBLES = 40 BEDS



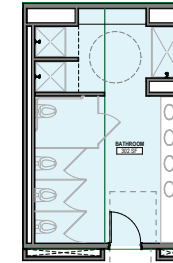
20 X DOUBLE ROOM



3 X STUDY LOUNGES



3 X SHARED KITCHENS



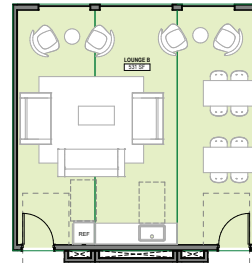
3 X SHARED BATHS

## B x 20

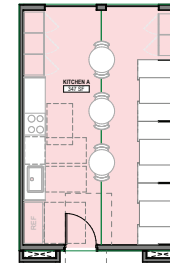
DOUBLES = 40 BEDS



20 X DOUBLE SUITE



3 X STUDY LOUNGES



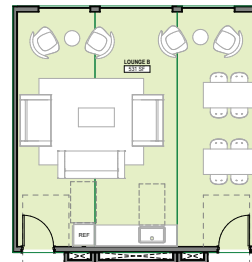
3 X SHARED KITCHENS

## C x 20

STUDIO UNITS = 20 BEDS



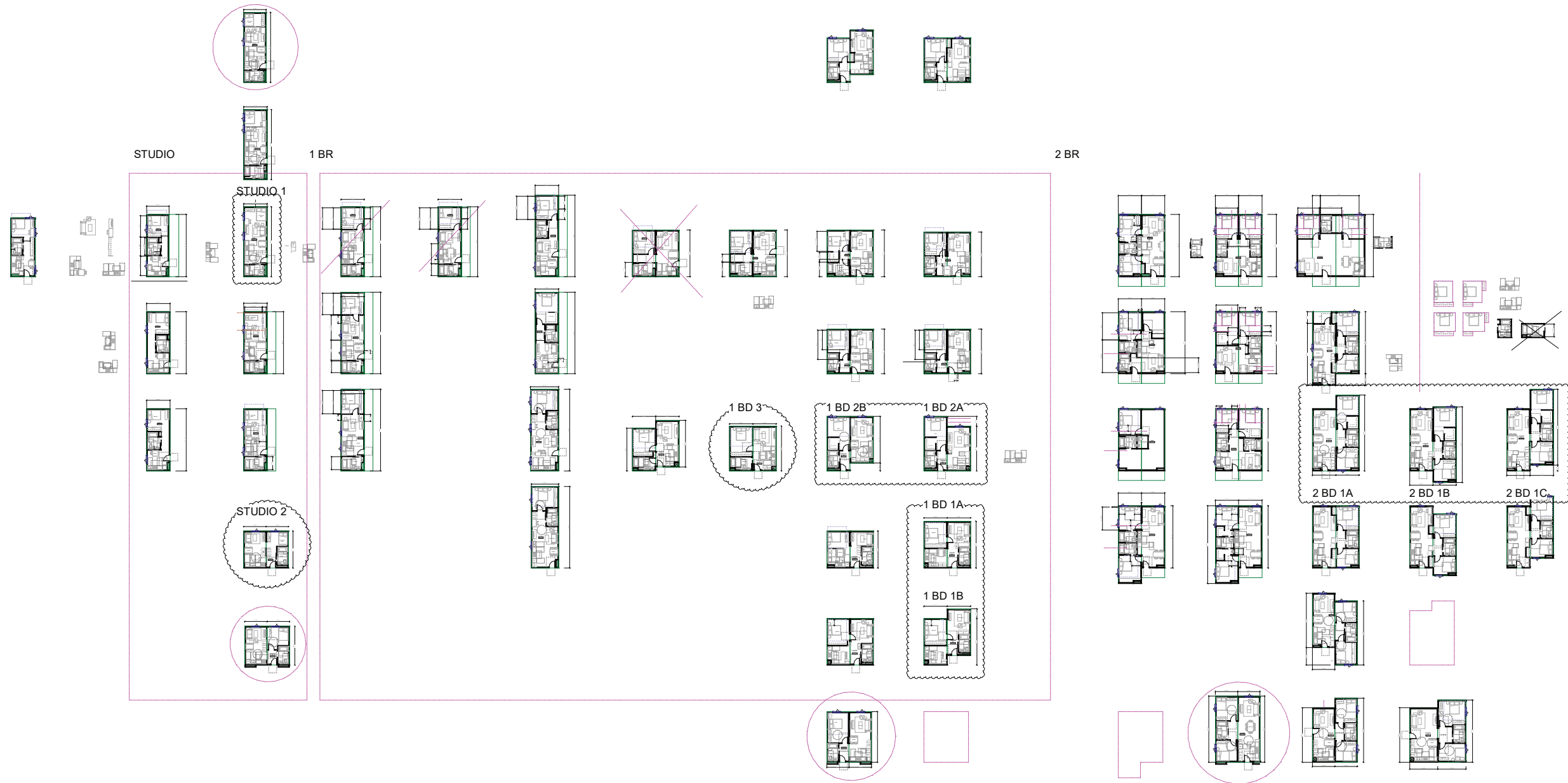
20 X STUDIOS



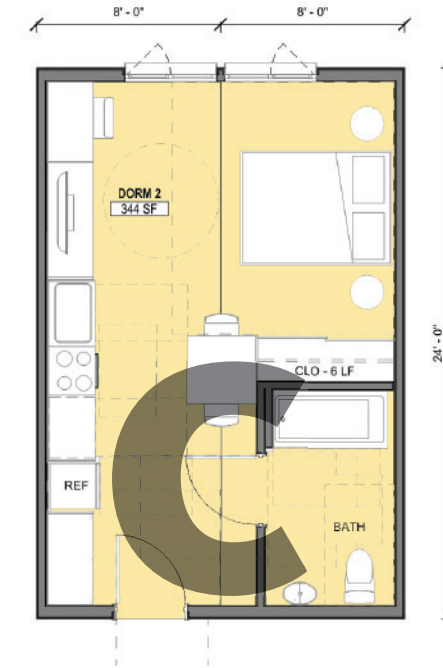
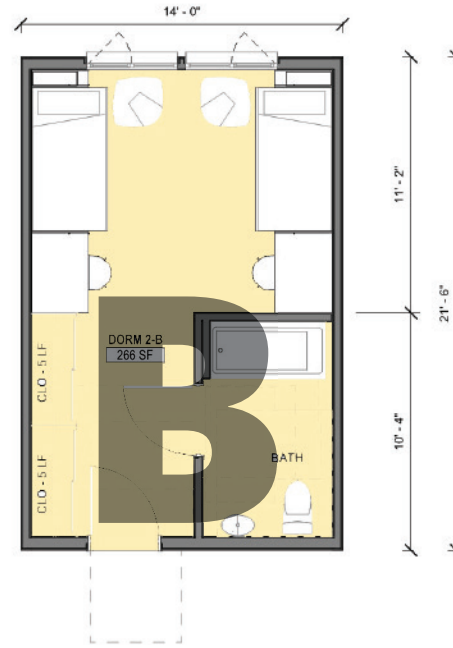
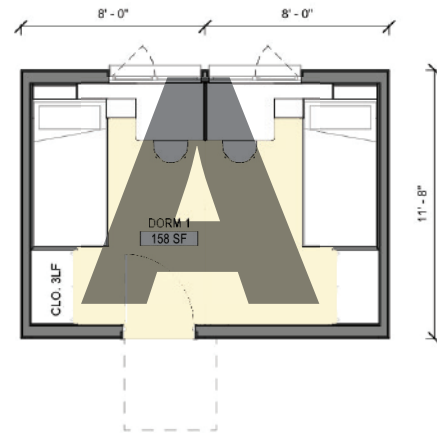
2 X STUDY LOUNGES



# Developing the catalogue



# Dorm Modules



## DOUBLE



INCOMING STUDENTS  
RESPONSIBLE ONLY FOR  
IMMEDIATE SLEEPING AREA  
SHARED BATHROOMS  
SHARED KITCHENS  
SHARED LOUNGES

## DOUBLE SUITE



RETURNING STUDENTS  
RESPONSIBLE FOR ROOM +  
BATHROOM W/ ROOMMATE  
IN-SUITE BATHROOMS  
SHARED KITCHENS  
SHARED LOUNGES

## STUDIO



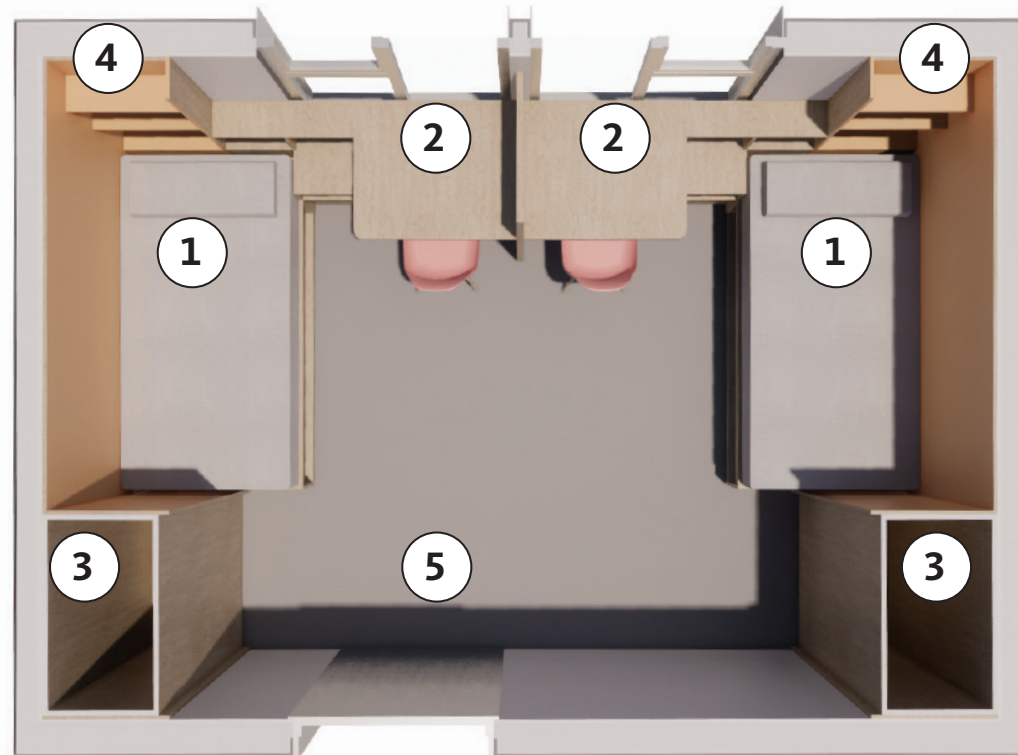
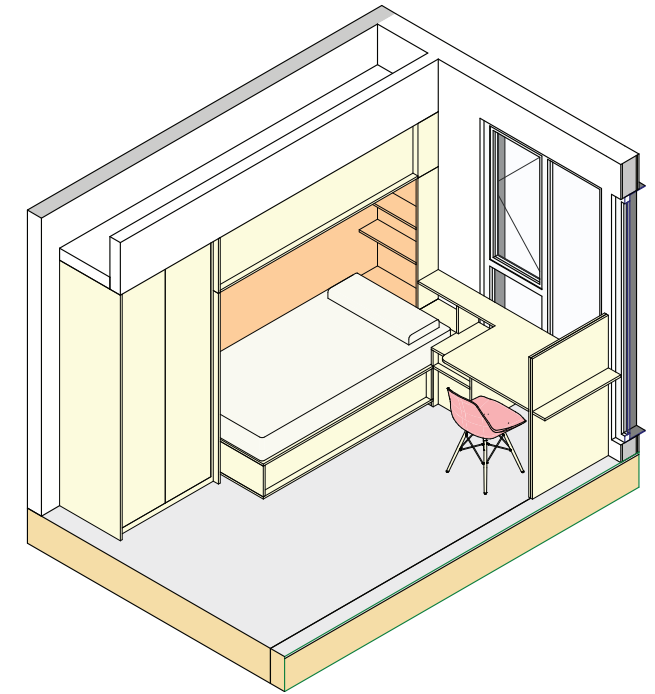
MORE MATURE STUDENTS  
RESPONSIBLE FOR BATHROOM +  
KITCHENETTE  
INCREASED RESPONSIBILITY +  
PRIVACY - REQUIRES THE MOST  
MATURE STUDENTS



# Dorm Modules\_Double

# A

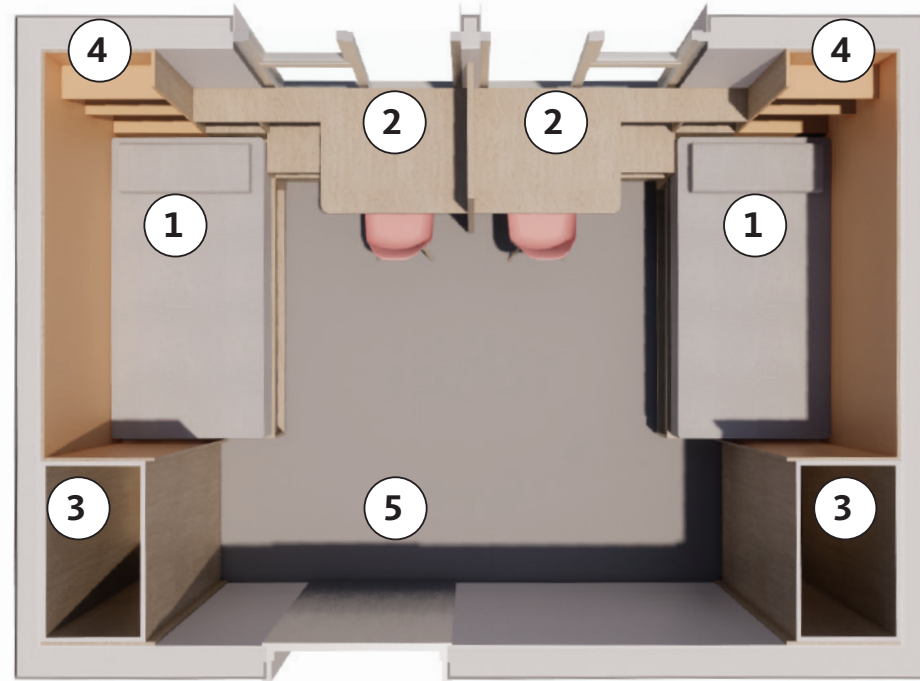
- 1 BED
- 2 DESK
- 3 CLOSET
- 4 BUILT-IN PIN BOARD
- 5 ENTRY DOOR



# Dorm Modules\_Double

# A

- ① BED
- ② DESK
- ③ CLOSET
- ④ BUILT-IN PIN BOARD
- ⑤ ENTRY DOOR

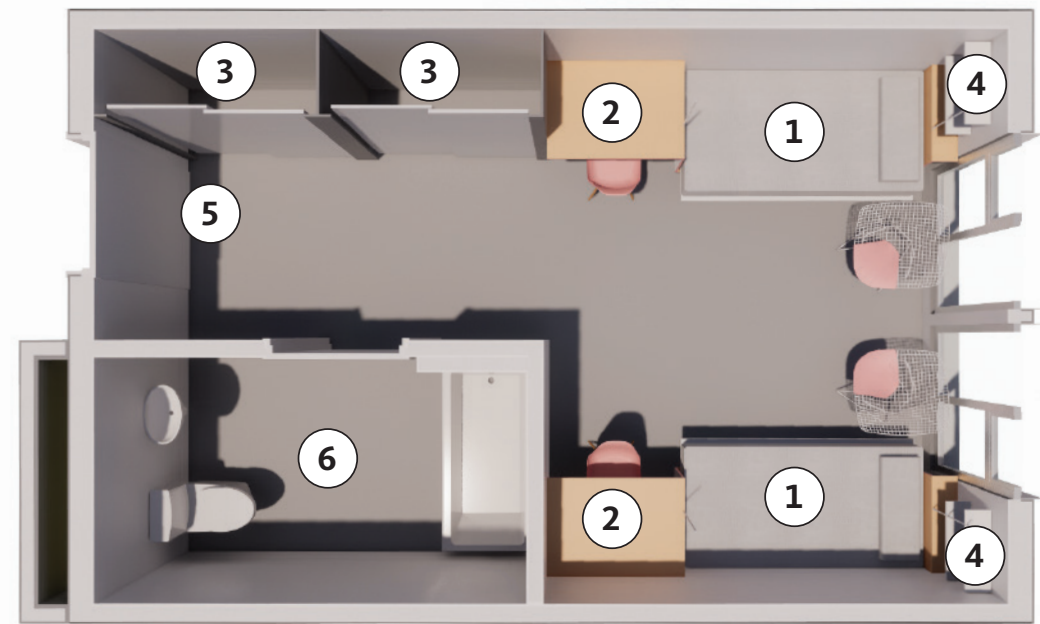




# Dorm Modules\_Double Suite

# B

- 1 BED
- 2 DESK
- 3 CLOSET
- 4 BUILT-IN PIN BOARD
- 5 ENTRY DOOR
- 6 IN SUITE BATH



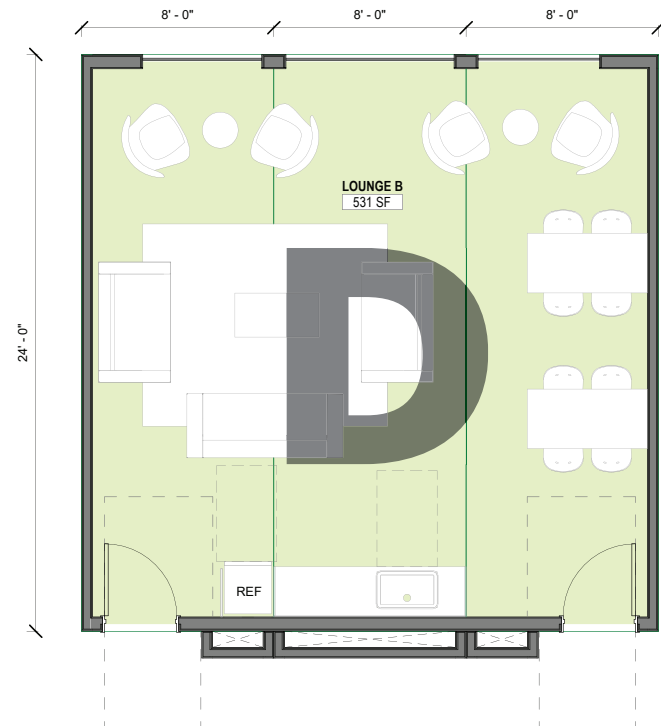
# Dorm Modules\_Studio

# C

- ① BED
- ② DESK
- ③ CLOSET
- ④ KITCHENETTE
- ⑤ ENTRY DOOR
- ⑥ IN SUITE BATH

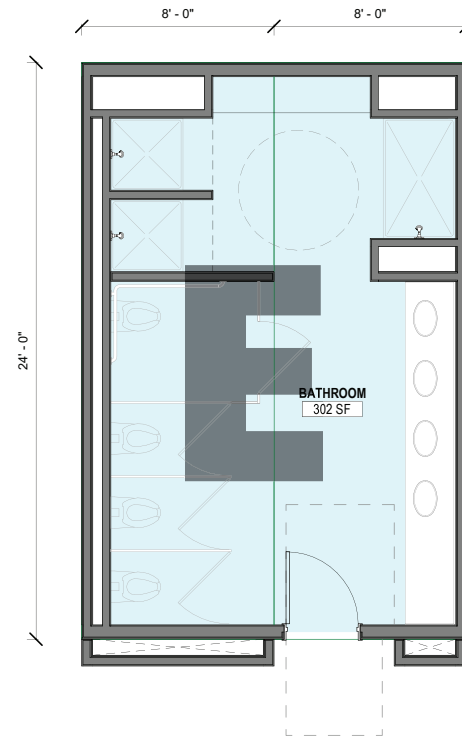


# Amenity Modules



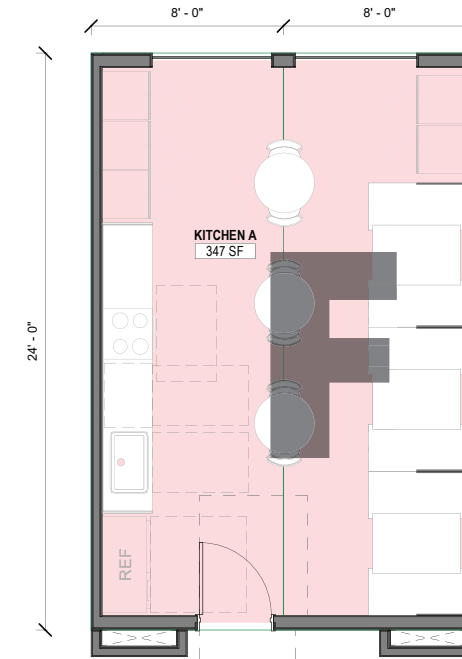
## STUDY LOUNGE

2-3 MODULE SIZE  
COMFY CHAIRS,  
STUDY TABLES  
OPEN TO OUTDOOR  
GREEN SPACE WHERE  
POSSIBLE



## SHARED BATHROOM

2 MODULE SIZE  
MIN. 1/FLOOR AT DORM  
UNITS  
MAX. 5 STUDENTS / FIXTURE

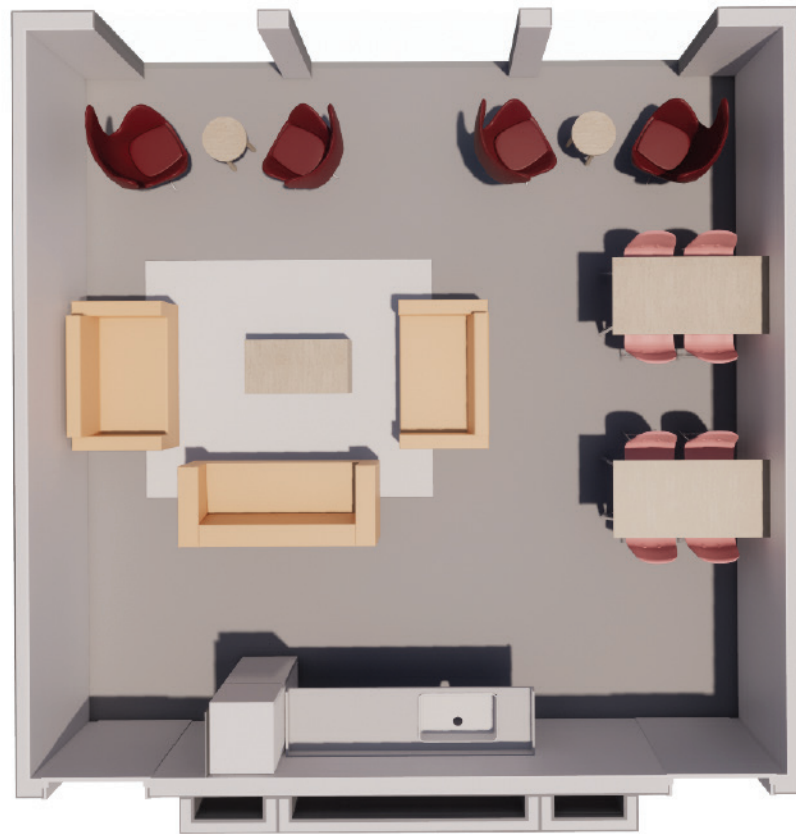


## SHARED KITCHEN

1 / FLOOR AT DORM UNITS +  
DORM SUITES  
COUNTERTOPS + APPLIANCES  
BUILT-IN BOOTHS  
CO-LOCATE WITH LOUNGE SPACE



# Amenity Modules



**STUDY LOUNGE\_LG**



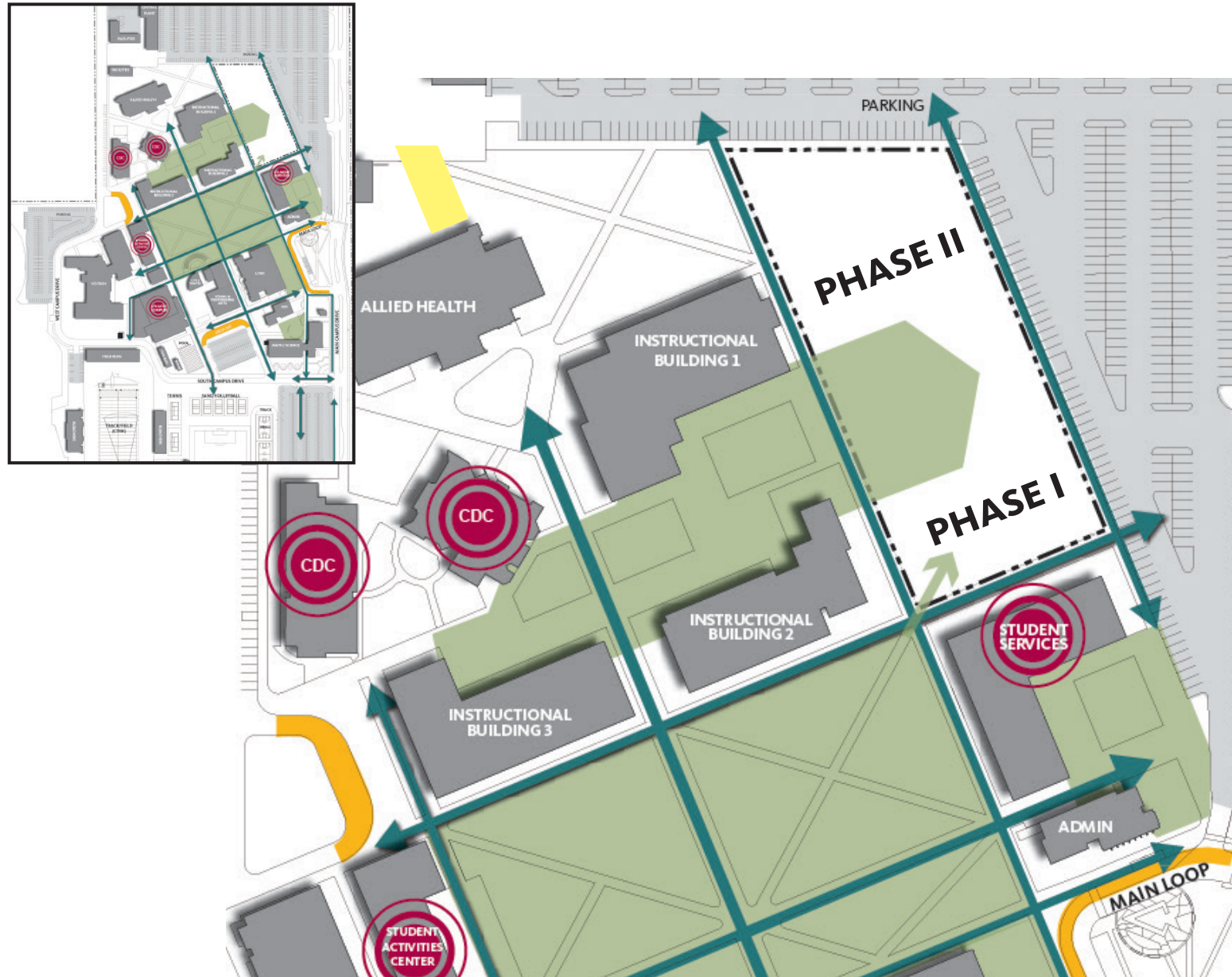
**STUDY LOUNGE\_SM**



**SHARED KITCHEN**

# Supportive Student Living

PUTTING IT ALL TOGETHER



## PLANNING PRINCIPLES

- > Expand green space from planned academic quad to link residences to the campus.
- > Incorporate porosity at ground plane for circulation and connection to existing central campus.
- > Phase I - 100 beds with future expansion to 540 total beds.
- > Each residential typology occupies its own wing, which can be expanded or contracted to customize each project to its site.

# Supportive Student Living

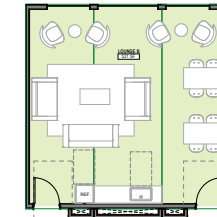
PUTTING IT ALL TOGETHER

## A x 20

DOUBLES = 40 BEDS



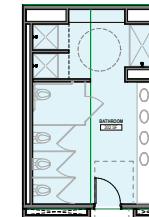
20 X DOUBLE ROOM



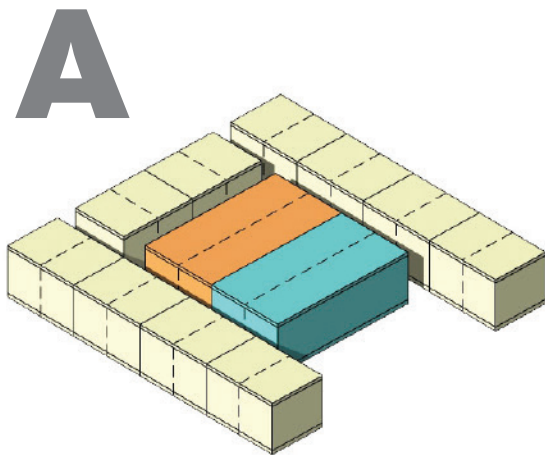
3 X STUDY LOUNGES



3 X SHARED KITCHENS



3 X SHARED BATHS



*EACH TYPOLOGICAL GROUP IS LAID OUT AS AN*  
**EXPANDABLE CLUSTER**



# Supportive Student Living

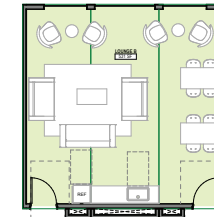
PUTTING IT ALL TOGETHER: ABC 123

## A x 20

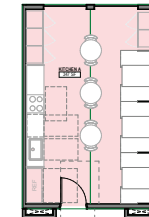
DOUBLES = 40 BEDS



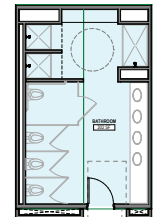
20 X DOUBLE ROOM



3 X STUDY LOUNGES



3 X SHARED KITCHENS



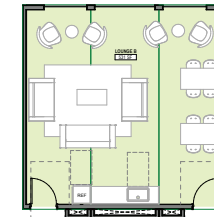
3 X SHARED BATHS

## B x 20

DOUBLE SUITES = 40 BEDS



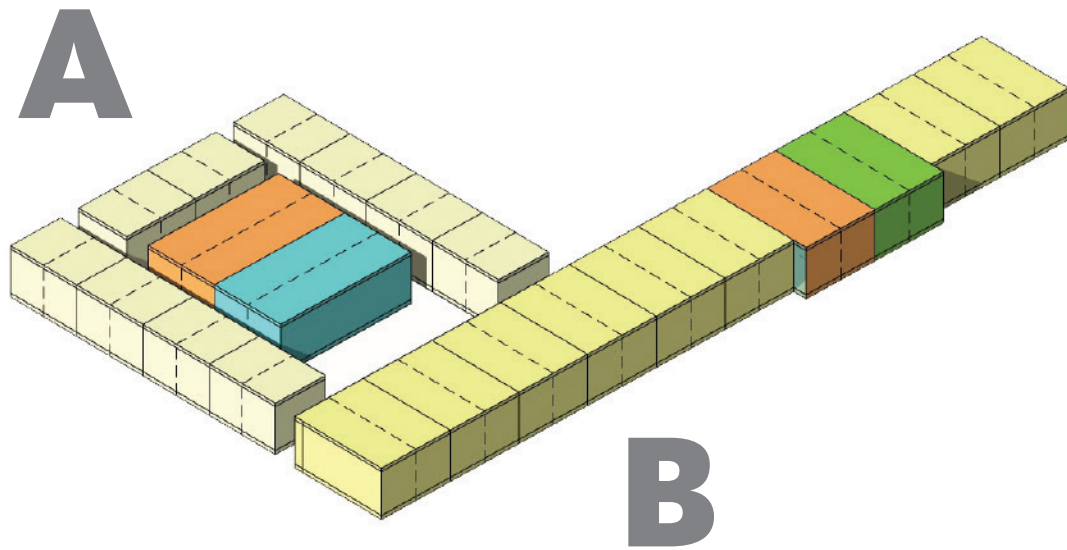
20 X DOUBLE SUITE



3 X STUDY LOUNGES



3 X SHARED KITCHENS



# Supportive Student Living

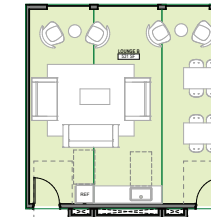
PUTTING IT ALL TOGETHER: ABC 123

## A x 20

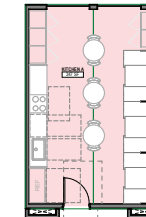
DOUBLES = 40 BEDS



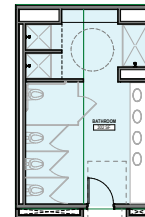
20 X DOUBLE ROOM



3 X STUDY LOUNGES



3 X SHARED KITCHENS



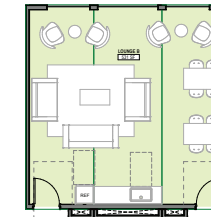
3 X SHARED BATHS

## B x 20

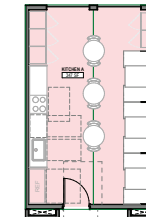
DOUBLE SUITES = 40 BEDS



20 X DOUBLE SUITE



3 X STUDY LOUNGES



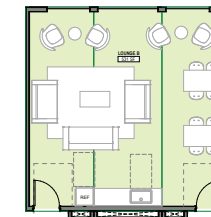
3 X SHARED KITCHENS

## C x 20

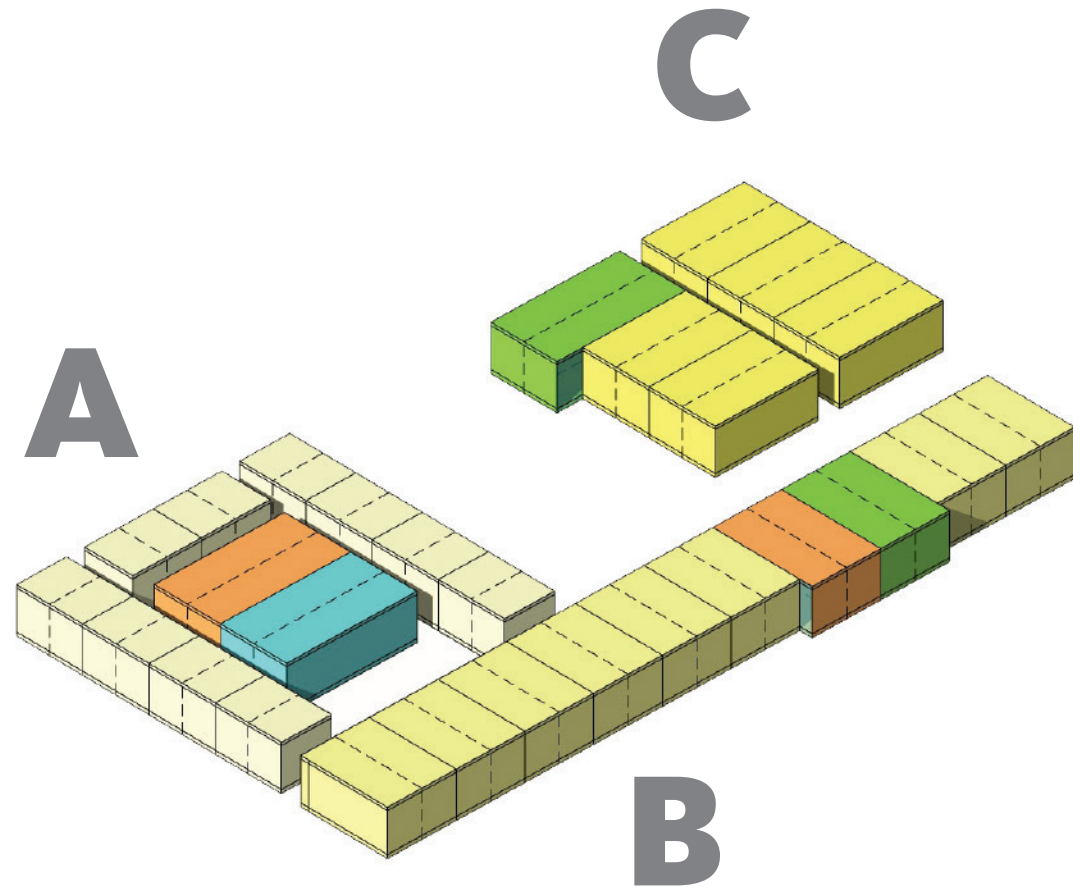
STUDIO UNITS = 20 BEDS



20 X STUDIOS

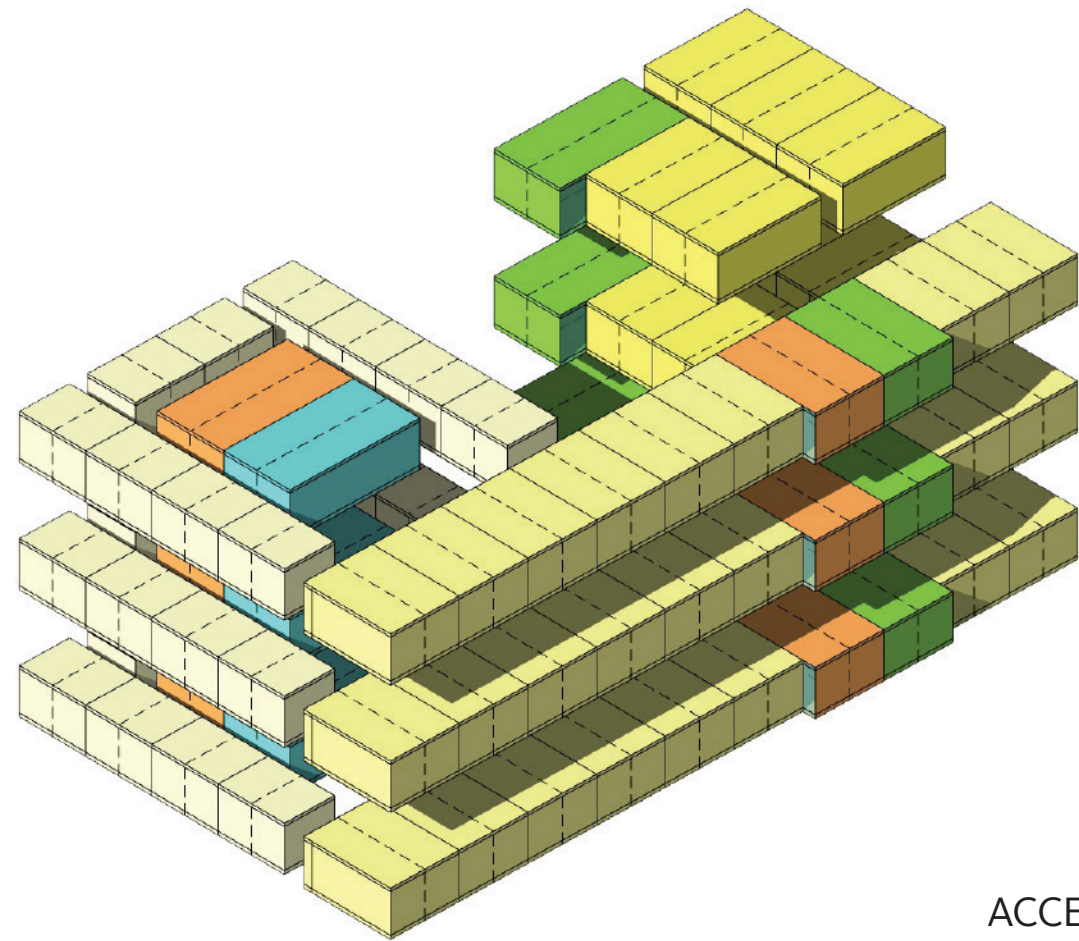


2 X STUDY LOUNGES



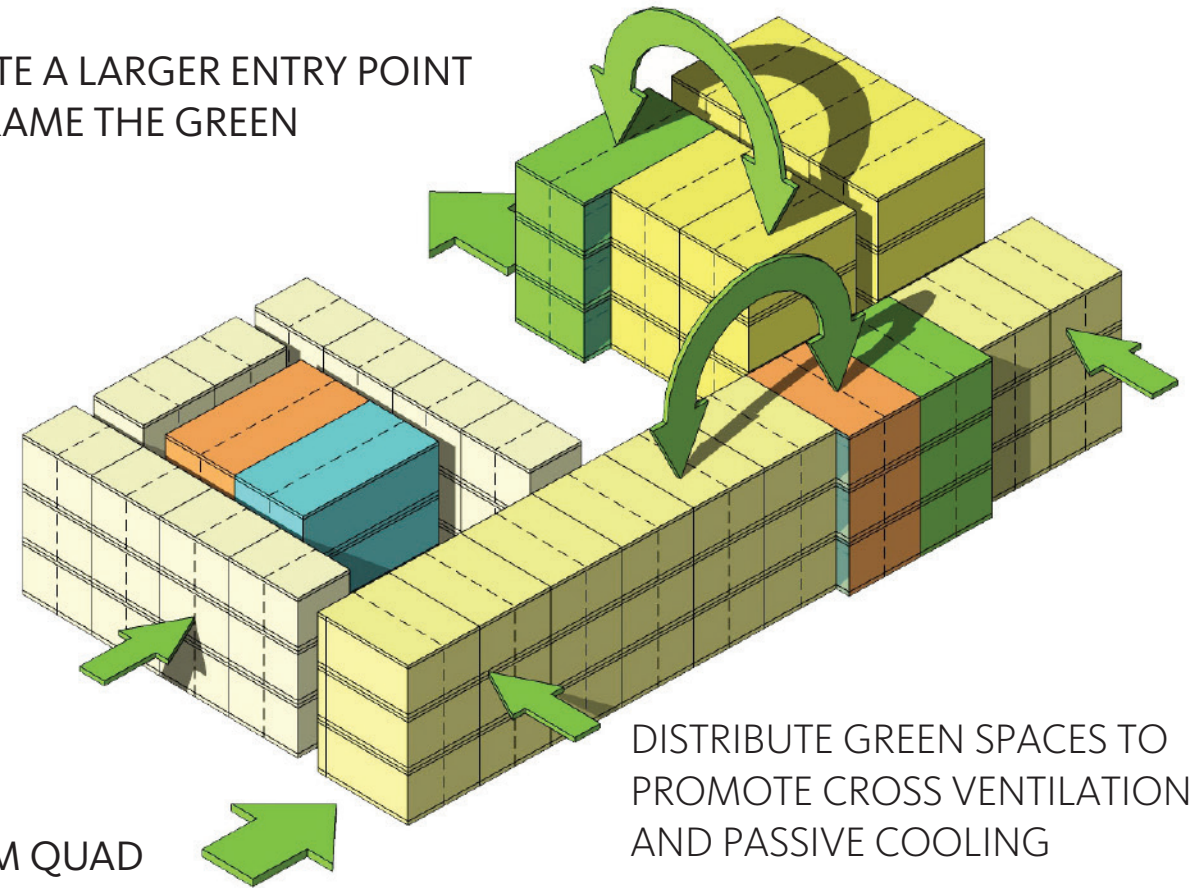
# Supportive Student Living

PUTTING IT ALL TOGETHER: ABC 123



ACCENTUATE ENTRY FROM QUAD

CREATE A LARGER ENTRY POINT  
TO FRAME THE GREEN



EQUITABLY DISTRIBUTE SOCIAL SPACES

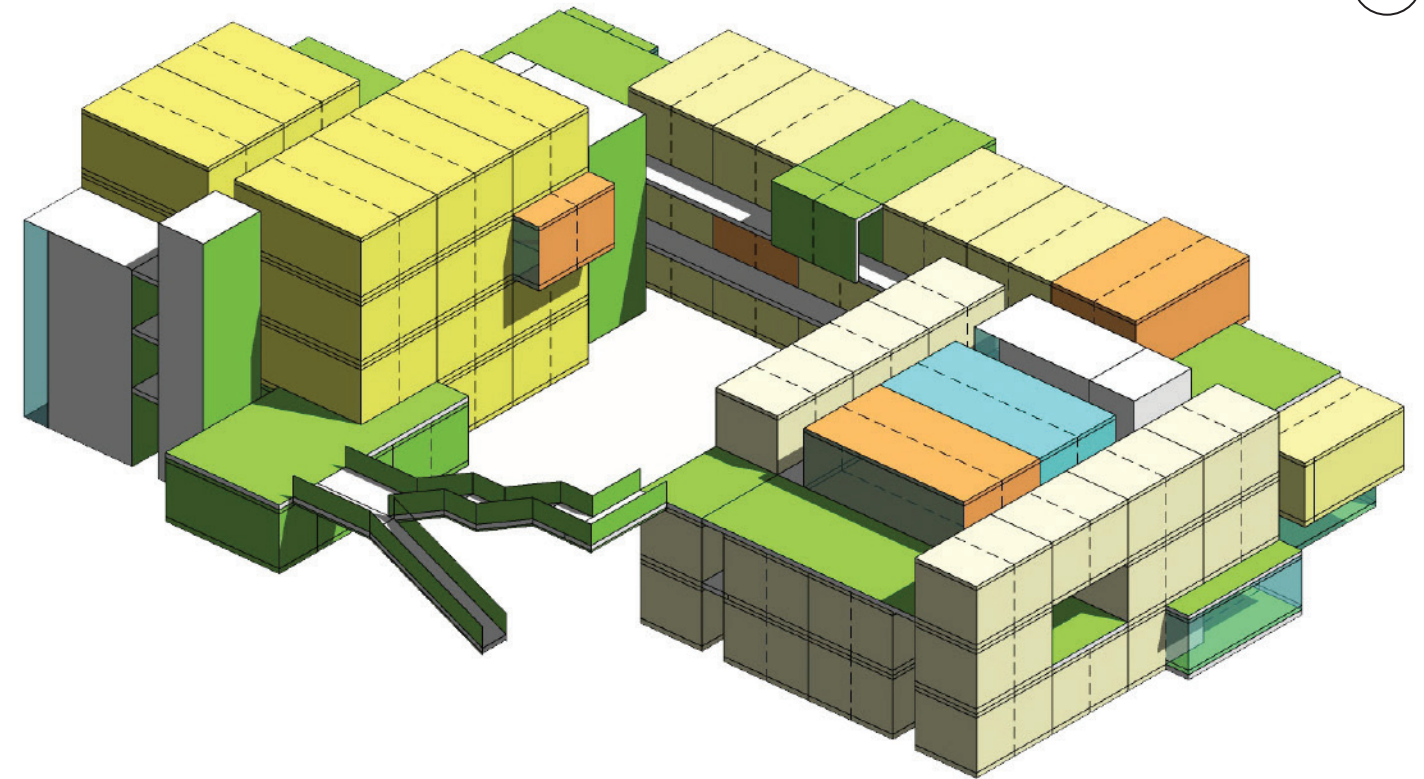
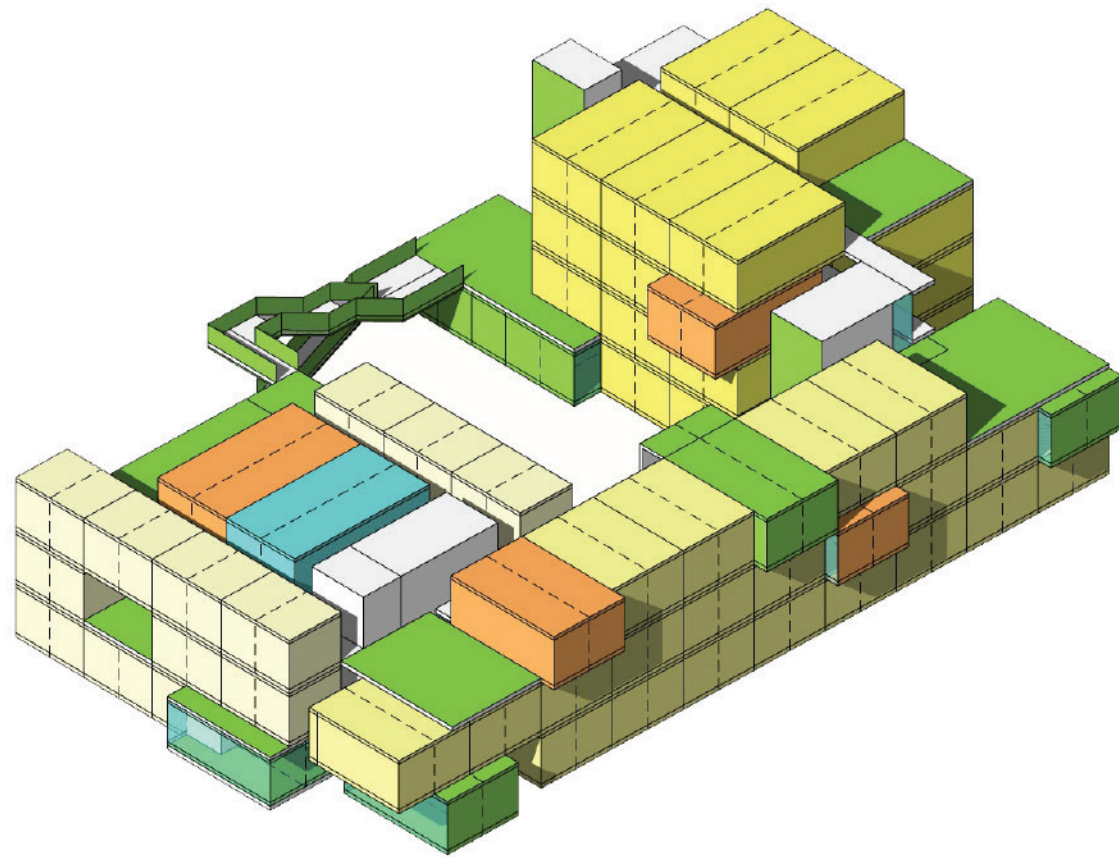
DISTRIBUTE GREEN SPACES TO PROMOTE CROSS VENTILATION AND PASSIVE COOLING








**STACK TO THE DESIRED HEIGHT AND CUSTOMIZE TO ACCOMMODATE SITE OPPORTUNITIES + CONSTRAINTS**



# Supportive Student Living

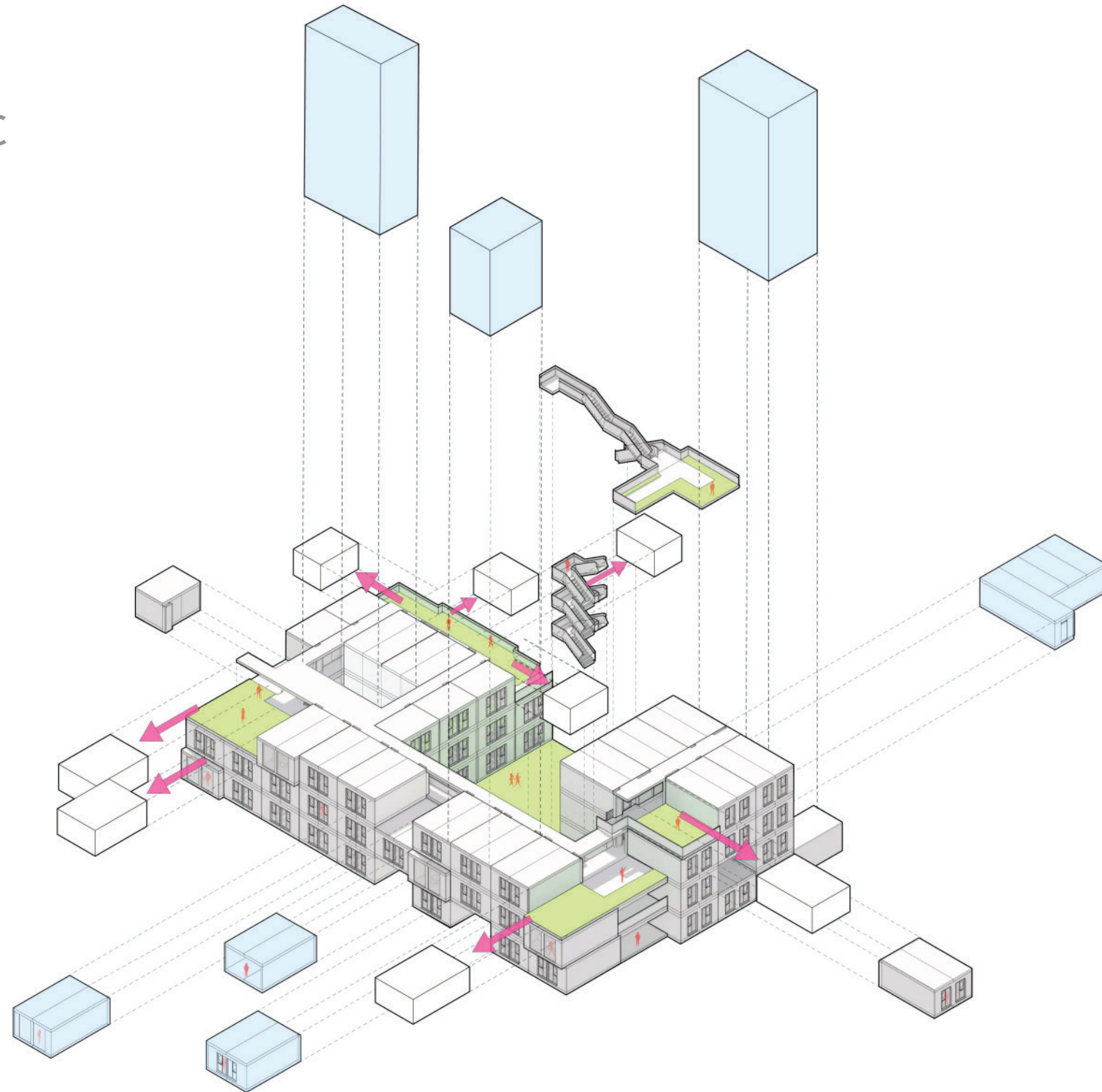
PUTTING IT ALL TOGETHER: ABC 123



- DORM UNITS 
- DOUBLE SUITES 
- STUDIO UNITS 
- SHARED KITCHENS 
- SHARED BATHROOMS 
- LOUNGES / TERRACES 
- VERTICAL CIRCULATION 

# Supportive Student Living

PUTTING IT ALL TOGETHER: ABC



A person is holding a sign that reads "IN COLLEGE AND HOMELESS. NEED HELP WITH RENT". The person's face is partially visible in the upper right corner. The background is a dark, textured surface.

# LIVING COMMUNITIES

FOR STUDENTS IN NEED

Board Meeting // DECEMBER 8, 2020

Gensler